

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Milwaukee

State: WI

PJ's Total HOME Allocation Received: \$123,462,456

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State:	10			
% of Funds Committed	96.30 %	94.61 %	3	91.92 %	93		85
% of Funds Disbursed	93.88 %	91.18 %	2	82.65 %	100		94
Leveraging Ratio for Rental Activities	3	3.57	7	4.67	29		36
% of Completed Rental Disbursements to All Rental Commitments***	99.90 %	98.89 %	7	81.09 %	84		60
% of Completed CHDO Disbursements to All CHDO Reservations***	79.57 %	80.32 %	7	68.72 %	67		65
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.09 %	76.73 %	6	79.93 %	31		27
% of 0-30% AMI Renters to All Renters***	53.82 %	51.26 %	4	44.94 %	73		68
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.31 %	87.29 %	8	94.87 %	9		12
Overall Ranking:			In State:	6 / 10	Nationally:	69	70
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,796	\$14,522		\$25,717	2,367	Units	35.10 %
Homebuyer Unit	\$23,594	\$13,907		\$14,669	1,432	Units	21.30 %
Homeowner-Rehab Unit	\$19,346	\$15,702		\$20,391	2,937	Units	43.60 %
TBRA Unit	\$0	\$2,715		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,456	\$59,217	\$20,891
State:*	\$63,508	\$73,551	\$17,520
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.07

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	15.7	14.0	22.9	0.0	Single/Non-Elderly:	34.8	28.7	22.3	0.0
Black/African American:	64.4	61.6	54.0	0.0	Elderly:	7.1	9.0	36.4	0.0
Asian:	0.5	2.7	2.2	0.0	Related/Single Parent:	35.7	33.3	17.9	0.0
American Indian/Alaska Native:	0.6	0.5	0.4	0.0	Related/Two Parent:	14.5	25.3	15.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.9	3.7	7.7	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.1	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.4	0.0	0.0					
American Indian/Alaska Native and Black:	0.4	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.1	0.4	0.0					
Asian/Pacific Islander:	0.5	1.4	0.7	0.0					
ETHNICITY:									
Hispanic	17.3	19.3	19.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	32.0	20.5	35.5	0.0	Section 8:	6.9	2.0 [#]		
2 Persons:	25.0	20.6	24.6	0.0	HOME TBRA:	0.0			
3 Persons:	18.3	21.0	14.8	0.0	Other:	2.6			
4 Persons:	13.5	20.4	11.1	0.0	No Assistance:	90.5			
5 Persons:	7.6	8.6	7.5	0.0					
6 Persons:	2.5	5.2	4.0	0.0					
7 Persons:	0.7	1.8	1.1	0.0					
8 or more Persons:	0.4	1.9	1.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			14	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee

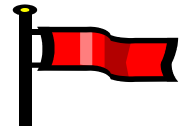
State: WI

Group Rank: 69
(Percentile)

State Rank: 6 / 10 PJs

Overall Rank: 70
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	99.9	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	79.57	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.09	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	86.31	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.15	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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